

MONKTON COMBE PARISH COUNCIL

**Draft Minutes of the Parish Council Meeting
Held in the Village Hall on 8th September 2014 at 7.30pm**

Parish Council Members Present: Cllr Gavin Douglas, Cllr Lyn Alvis, Cllr Des Wighton, Cllr Ross Buchanan, Cllr Ann Stewart, Cllr Simon Call, Mr. Geoff Davis – Clerk **Others Present: None**

- 1 259 **To receive apologies for absence** – None
- 2 260 **Declarations of interest and dispensations** – None.
- 3 261 **Confidential Matters** - None
- 4 262 **Minutes of Parish Council meeting held on 21st July 2014** approved and signed by the Chairman.
- 5 263 **Financial Matters** The RFO Report was received and noted.

Payments made as standing payments or approved at the previous meeting:

01/07/2014	926a	Ian Croker	Village cleaning	243.82
21/07/2014	927	Jef Avis	Vegetation Clearance works 01/6 to	75.00
21/07/2014	928	Tim Moxham	Grass Area Village Playground	186.00
21/07/2014	929	CPRE	Membership Renewal 2014-15	36.00
24/07/2014	930	Mr. G. Davis	Parish Clerk 29/6 - 26/7/14	161.68
01/08/2014	930a	Ian Croker	Village cleaning	243.82
01/08/2014	931	Mr. D. Wighton	Expenses - HM Land Registry Enquiry	6.00
01/08/2014	932	Mr. L. Alvis	Expenses - Petrol Ian Croker	7.92
01/08/2014	933	TFB Associates Clients	Final and Total Payment for repairs to	4311.00
11/08/2014	934	B&NES Council	Return of WCI Surplus Funds	1184.95
18/08/2014	935	Mr. G. Davis	Expenses - Postage	32.88
28/08/2014	936	Mr. G. Davis	Parish Clerk 27/7 - 30/8/14	229.22
28/08/2014	937	Jeff Avis	Vegetation Clearance works 22/7 to	75.00
29/08/2014	938	Mr. L. Alvis	Expenses - Strimmer Cord Ian Croker	11.94

Receipts since previous meeting:

11/07/2014	5	B&NES	Footpath Scheme	
17/07/2014	6	B&NES	Village Cleaning - July	
30/07/2014	7	HMRC	VAT Refund 2013-14	
31/07/2014	8	Bath	Interest	
06/08/2014	9	B&NES	Village Cleaning - August	

Bank Balances as at 01.09.2014

Current £3309.22 Bath Building Society £3,076.30
Bath Building Society (Miss Davis) £12,306.65

Payments for Approval

--	--	--	--	--

- 6 **Parish Matters and Works**
- 264 **Un-Insured Risks** - No further progress was reported. The clerk will continue to progress the risks in respect of the Lock-Up with English Heritage. Cllrs. Lyn Alvis and Des Wighton will continue to research and search for title and title deeds for the Village Hall and surrounding areas.
- 265 **Parish Councillor Vacancy** – The remaining vacancy remains to be filled by co-option.
- 266 **Two Tunnels Project** – The Parish Council wishes to see the exit from the Two Tunnels Path to the Western side rather than the Eastern side, as it provides a safer route and better linkage to other footpaths.
- 267 The Parish Council resolved to take responsibility for the additional short section of permissive path necessary to link the exit to the Public Right of Way.
- 268 The clerk continues to progress the installation of the other two deer gates, which are required to improve safety by restricting access to cyclists to the steps and footpaths to the Tucking Mill Lake grounds.
- 269 **Repairs to Village Lockup** – All works are complete and all payment has been made. Cllr Des Wighton reported that the door repairs were not as desired and he was asked to obtain a quotation for the required carpentry work.
- 270 **Broadband Improvements for Monkton Combe** – No further progress to report.

Approved and signed Monday 17th November 2014 Chairman

271 **Neighbourhood Watch** – Roger Croker has, in his own time and expense, put up all of the notices. The Parish Council asked Cllr. Lyn Alvis to express the gratitude of the Council by presenting him with a small gift.

272 **Historic Documents** – The chairman will bring the documents to the next meeting for councillors to review, in order to make the most appropriate decision regarding their future storage.

7 **Planning**

273 **Place-Making Plan** – All current requirements for the Place-Making plan have been completed other than the Housing Development Boundary Review which was considered at this meeting.

274 **Housing Development Boundary Review** – The Parish Council reviewed the Housing Development Boundary (HDB) following the guidance received from B&NES Council. There are only two developments outside the HDB, one completed and one approved for development. Following the guidance principles for the HDB the Council found no grounds for extending or changing the existing HDB, other than to include the two developments outside, and then not beyond the curtilage of each those sites.

Applications Received - None

Planning Decisions by B&NES - None

Decisions Pending

275 **13/01737/LBA – Combe Grange, Shaft Road, Monkton Combe, Bath** - Internal alterations for works to restore and refurbish existing fire places and surrounds. NO OBJECTION. Decision date 21/08/2013 – The Clerk was instructed to write to the Planning Case Officer and ask why this application is still not determined.

ENFORCEMENT UPDATE

276 **14/00302/ENF The Stables, Waterhouse Lane, Monkton Combe, Wilts** – Wiltshire Planning Enforcement have been informed that a planning application is to be submitted shortly. ‘Any possible enforcement action will be held in abeyance until such an application has been submitted and determined.’

Other Planning Matters to Report

277 **Scrap yard at Monkton Combe by maintenance car park.** The Parish Council continues to monitor this matter.

Other Planning Matters

278 **Response from Jacob Rees-Mogg re:- 14/02574/NACOU - Parcel 9876, Summer Lane, Monkton Combe – Change of Use to an Hotel.** The response was considered to not address the legislative issues relating to this case. The clerk was instructed to reply re-emphasising the potential problems of inappropriate development that could arise as a result of this legislative loophole.

8 **Highways and Footpaths**

279 **Rural 20 mph speed limit programme** – The Parish Council has been notified that it will not be included in this programme as it was thought that the current restrictions were sufficient. The Chairman will discuss with B&NES Highways whether some appropriate signage might be found for Tucking Mill Lane and Summer Lane.

280 **Brassknocker crossroads** – The Chairman will follow up on the improvements discussed at the site meeting as no action has been taken to date.

9 **Reports**

281 **VPA, Bath Preservation Trust & any other Meetings** – There was nothing to report as each meeting will take place within the next few days.

282 **Parishes Cluster Group Meeting** – The clerk was asked to raise the matter of the barrier at Limpley Stoke viaduct as this had been scheduled for this current year.

10 **Correspondence Received** - None

11 **Other matters to report**

283 **Footpath to Midford** – It was reported that this path, which is in Limpley Stoke Parish is in poor condition. Cllr. Lyn Alvis has been in contact about this.

284 **2nd Bridge repairs** – B&NES Council have inspected the bridge but no action has been taken. Cllr. Lyn Alvis will provide the clerk with contact details so this matter can be pursued.

285 **Community Assets** – Cllr. Des Wighton raised the matter of registering Community Assets within the village. The clerk outlined the procedure necessary to achieve this for each asset.

286 A46/A36 Link and Park & Rail – It was reported that Batheaston Parish Council support both of these proposals, contrary to the views of other members of the Valley Parishes Alliance.

12

Date Of Next Meeting

287 Parish Council Meeting – Monday 17th November 2014 at 7:30 p.m. in the Village Hall

The following future meeting dates were agreed:-

Parish Council Meetings:- Monday 19th January 2015, Monday 16th March 2015

Annual Parish Meeting:- Monday 20th April 2015

Annual Parish Council Meeting:- Monday 18th May

The Meeting closed at 21:30

DRAFT

Approved and signed Monday 17th November 2014 Chairman